



General Assembly

February Session, 2008

***Raised Bill No. 5517***

LCO No. 1663

\*01663\_\_\_\_\_INS\*

Referred to Committee on Insurance and Real Estate

Introduced by:  
(INS)

***AN ACT CONCERNING REAL ESTATE APPRAISERS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-518 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2008*):

3 The Department of Consumer Protection [may] shall, upon the  
4 request of the commission or upon the verified complaint in writing of  
5 any person, provided such complaint, or such complaint together with  
6 evidence, documentary or otherwise, represented in connection with  
7 such complaint, shall make out a prima facie case, investigate the  
8 actions of any real estate appraiser or any person who assumes to act  
9 in any of such capacities within this state. The commission shall have  
10 the power [temporarily] to temporarily suspend or permanently [to]  
11 revoke any certification, license, limited license or provisional license,  
12 as the case may be, issued under the provisions of sections 20-500 to  
13 20-528, inclusive, and in addition to, or in lieu of, such suspension or  
14 revocation, may, in its discretion, impose a fine of not more than one  
15 thousand dollars for the first offense at any time when, after  
16 proceedings as provided in section 20-519, it finds that the certification  
17 holder, licensee, limited licensee or provisional licensee has by false or

18 fraudulent misrepresentation obtained a certification, license, limited  
 19 license or provisional license, as the case may be, or that the  
 20 certification holder, licensee, limited licensee or provisional licensee is  
 21 guilty of any of the following: (1) Making any material  
 22 misrepresentation; (2) making any false promise of a character likely to  
 23 influence, persuade or induce; (3) acting for more than one party in a  
 24 transaction without the knowledge of all parties for whom he or she  
 25 acts; (4) permitting a party with an interest in a real estate transaction  
 26 to unduly influence the independent judgment of such certification  
 27 holder, licensee, limited licensee or provisional licensee as pertains to  
 28 such transaction; (5) conviction in a court of competent jurisdiction of  
 29 this or any other state of forgery, embezzlement, obtaining money  
 30 under false pretenses, larceny, extortion, conspiracy to defraud, or  
 31 other like offense or offenses, provided suspension or revocation  
 32 under this subdivision shall be subject to the provisions of section 46a-  
 33 80; [(5)] (6) any act or conduct which constitutes dishonest, fraudulent  
 34 or improper dealings; [(6)] (7) a violation of any provision of sections  
 35 20-500 to 20-528, inclusive, or any regulation adopted under said  
 36 sections.

This act shall take effect as follows and shall amend the following sections:

|           |                        |        |
|-----------|------------------------|--------|
| Section 1 | <i>October 1, 2008</i> | 20-518 |
|-----------|------------------------|--------|

***Statement of Purpose:***

To provide that a real estate appraiser who permits a party with an interest in a real estate transaction to impair such appraiser's independent judgment as pertains to such transaction shall be subject to license suspension or revocation or a fine, or both.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*